

4.3 “Suburban” vs. “Urban” Environment

Except for C-3 and C3DO, there appears to be no real attempt to divide the zoning districts into urban or suburban, e.g., low-density R-1 uses are allowed in R-5. The main “special” districts are the Agricultural and Highway Districts (as well as the C3DO).

Recommendation: Within the Downtown Overlay District, structure provisions to encourage a greater level of mixed use activities.

4.4 Waterfront Development

The floodplain overlay zone is very detailed and applies to all “shoreland” (1,000’ from lakes and 300’ from rivers). State regulations control uses of these areas. Additional Federal and State wetland permits may be required. Article XV of these regulations (p. 30/13.FF) provides detailed “floodway”/ “floodfringe” requirements.

There does not appear to be any other regulations addressing waterfront uses. A waterfront development overlay zone could be created or the designated waterfront development area could be considered a special mixed-use district.

4.5 Design Guidelines

Currently, there are no established design guidelines actively being used by the city. If it is the goal of the city to promote good design and development in accordance with the historic character of the downtown, the city should establish and implement good, easy to follow design guidelines. The city should also create a local historic district review board. Good guidelines with poor interpretation or a difficult to follow process usually yield poor results. The city should also set a good example by practicing good planning and design in creating or caring for the public realm.

The City should develop provisions that incorporate design guidelines and building architecture standards as part of the zoning ordinance.

At a minimum, the zoning design, regulations and subdivision regulations should address in more detail such issues as street trees, location of buildings in relation to sidewalks, parking, height, bulk and signage. Other jurisdictions design guidelines should be consulted for examples of regulations that aim at preventing “suburban” solutions that are inappropriate to “urban” environments.